

IN RE: PETITION FOR SPECIAL HEARING
S/S Beaver Dam Road, 120 ft. W
of C/1 of I-83, Bishops Pond
Lot No. 3 - 13023 Beaver Dam Rd.
8th Election District
3rd Councilmanic District
Charles R. Carroll
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-442-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as Bishops Pond Lot No. 3, 13023 Beaver Dam Road in the Cockeysville section of Baltimore County. By his Petition the property owner seeks approval of a second amendment to the Bishops Pond Final Development Plan, incorporating the re-subdivision of Lot No. 3 into two (2) lots, pursuant to the provisions of Section 1801.3.A.7.b. of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

The Petitioner/property owner, Charles R. Carroll, appeared, testified and was represented by Deborah C. Dopkin, Esquire. Also appearing the at the hearing was Bernt C. Petersen of G.W. Stephens, Jr. and Associates, Inc., who prepared the site plan. There were no Protestants present.

Testimony and evidence presented is that the subject property is part of a larger tract adjacent to Beaver Dam Road. This tract enjoys a lengthy development history but was most recently subdivided as part of the creation of Bishops Pond Subdivision. As a result of that subdivision, three (3) lots were created. The subject property is now known as

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Lot No. 3 on the final development plan of this subdivision. The Petitioner proposes to further subdivide Lot No. 3 so as to create two (2) new lots to be hereinafter known as Lots Nos. 3 and 4. Lot No. 3 will be 11.17 acres in area and Lot No. 4, 6.83 acres.

The Petitioner testified that he resides on the subject site. He described the current lot as being 17 acres in area and supporting an estate home, tenant house and other out buildings. By the subdivision, the Petitioner proposes to create a new lot on which the tenant home will be located. This home is presently rented and the Petitioner proposes selling the newly created lot and tenant home if the Petition for Special Hearing is granted. Further, the Petitioner represented that no further subdivision would occur. Additionally, there will be no new construction, only the installation of the new well to serve the tenant home.

Mr. Bernt Petersen testified and corroborated the Petitioner's testimony. He also noted that the proposal had received a waiver from that portion of the development process requiring a development plan and the Hearing Officer's hearing. A community input meeting has been held and the minutes thereto were submitted into evidence. Mr. Petersen also corroborated Mr. Carroll's testimony that the granting of the Petition would not adversely affect the surrounding locale, pursuant to the provisions of Section 502.1 of the B.C.Z.R.

After consideration of all of the evidence and testimony presented, I am persuaded that the Petition for Special Hearing should be granted. All of the concerns set forth in the Zoning Advisory Committee (ZAC) comments have been satisfied. Further, the minutes of the community input meeting and the testimony of the witnesses convinces me that there will be no detrimental effect to the surrounding locale. The resi-

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dential/agricultural character of the property and surrounding community will be maintained in that there will be no construction. For these reasons, I am persuaded that the Petition should be granted and will so order.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of July, 1992, that the Petition for Special Hearing seeking approval of a second amendment to the Bishops Pond Final Development Plan, incorporating the re-subdivision of Lot No. 3 into two (2) lots, pursuant to the provisions of Section 1801.3.A.7.b. of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date By

- 3 -

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Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Deborah C. Dopkin,
Attorney at Law
502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 91-442-SPH
Charles R. Carroll, Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att:
cc: Mr. Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, Md. 21030

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-442-SPH

District: 8th Date of Posting: June 2, 1992
Posted for: Special Hearing
Petitioner: Charles R. Carroll
Location of property: S/S Beaver Dam Road, 120 ft. W. of C/1 of I-83
13023 Beaver Dam Road, Bishops Pond, Lot # 3
Location of signs: South side of Beaver Dam Road, in front of subject property
Remarks: S. J. Kratoch Date of return: June 5, 1992
Posted by: S. J. Kratoch
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 18, 1992

THE JEFFERSONIAN,

S. Zabo - Orlan
Publisher

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Petition for Special Hearing
92-442-SPH
to the Zoning Commissioner of Baltimore County

for the property located at Bishops Pond Lot #3, 13023 Beaver Dam Road
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a second amendment to the Bishops Pond Final Development Plan incorporating the re-subdivision of Lot 3 into 2 lots in accordance with B.C.Z.R. Section 1801.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lender:
Type or Print Name:
Signature:
Address:
City: State: Zip:

Legal Owner(s):
Charles R. Carroll
Type or Print Name:
Signature:
Type or Print Name:
Signature:

13023 Beaver Dam Road 561-3111
Cockeysville, Maryland 21030

Charles R. Carroll
13023 Beaver Dam Road 561-3111
Cockeysville, Maryland 21030

Estimated Length of Hearing: 1 1/2 - 2 hrs

ALL: ☒ OTHER: ☐ not applicable
RECEIVED BY: LG DATE: 5-13-92

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FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6438, TOWSON, MARYLAND 21204

May 7, 1992
RE: Bishops Pond

Description to Accompany
A Zoning Petition.

Beginning at a point located at the intersection of the south right-of-way line of Beaver Dam Road with west right-of-way line of I-83 said point lying southwesterly 120 feet from the centerline intersection of the heretofore mentioned roadways, thence running in a clockwise direction:

- 1) South 08° 45' 10" East 40.00 feet
- 2) South 11° 36' 55" East 100.13 feet
- 3) South 08° 45' 10" East 400.00 feet
- 4) South 07° 19' 15" East 200.06 feet
- 5) South 11° 36' 55" East 100.13 feet
- 6) South 08° 45' 10" East 200.00 feet
- 7) South 04° 59' 35" East 350.76 feet
- 8) South 07° 59' 20" East 150.01 feet
- 9) South 21° 09' 37" East 102.39 feet
- 10) South 08° 45' 10" East 300.00 feet
- 11) South 10° 34' 59" East 66.09 feet
- 12) South 24° 59' 11" West 732.56 feet
- 13) North 48° 12' 30" West 332.25 feet
- 14) North 88° 26' 21" West 48.27 feet
- 15) South 84° 35' 34" West 159.93 feet
- 16) North 50° 11' 05" West 186.13 feet
- 17) North 66° 26' 42" West 181.05 feet
- 18) North 24° 21' 20" West 84.07 feet
- 19) North 62° 23' 29" West 134.51 feet
- 20) South 79° 17' 36" West 133.32 feet
- 21) North 76° 41' 11" West 66.77 feet
- 22) North 62° 46' 56" West 153.79 feet
- 23) North 19° 10' 34" East 877.84 feet
- 24) North 54° 58' 29" West 88.76 feet
- 25) North 08° 28' 12" West 55.64 feet

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Description to Accompany
A Zoning Petition.

May 7, 1992
Page -2-
RE: Bishops Pond

- 26) North 27° 53' 47" East 348.36 feet
 - 27) North 87° 21' 14" East 38.22 feet
 - 28) North 02° 38' 46" West 50.00 feet
 - 29) North 20° 27' 40" East 912.05 feet
 - 30) North 18° 02' 40" East 87.37 feet
 - 31) A curve having a radius of 625.00 feet, a length of 23.62 feet and a chord of South 58° 25' 48" East 23.62 feet
 - 32) South 56° 09' 55" East 43.18 feet
 - 33) South 61° 27' 17" East 108.56 feet
 - 34) South 75° 33' 50" East 53.59 feet
 - 35) South 68° 18' 22" East 204.34 feet
 - 36) South 74° 26' 39" East 50.16 feet
 - 37) South 79° 01' 05" East 20.00 feet and
 - 38) South 80° 15' 52" East 83.99 feet to the place of beginning.
- Containing 63.7 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCE OR AGREEMENTS.



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ORDER RECEIVED FOR FILING
Date By

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 3, 1992
SUBJECT: Bishops Pond, Lot 3

INFORMATION:
Item Number: 476
Petitioner: Charles R. Carroll
Property Size: 63 acres
Zoning: RC 4
Requested Action: Special Hearing

Hearing Date: 6 / 25 / 92 Case#92-442SPH

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Hearing to amend the Final Development Plan by resubdividing lot 3 into 2 lots.

The amendment to the Final Development Plan was referred to the Planning Board on May 21, 1992 and was approved by the Planning Board at that meeting. The Office of Planning and Zoning has no objection to the petitioner's request. However, the hearing should be postponed until after the Community Input Meeting.

Prepared by:

Division Chief: *James M. Dand*
FM:rdn

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476.ZAC/ZAC1

Pg. 1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 476

"Do Not Enter" signs need to be shown for the proposed accesses to the church.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
MAY 2 1992
ZONING OFFICE

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 11, 1992
FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item 476
#13023 Beaver Dam Road
Zoning Advisory Committee Meeting of May 18, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.
Also see attached Concept Plan Comments.

LJP:sp

Attachments
JABLON/S/TXTSBP

RECEIVED
JUN 16 1992
ZONING OFFICE

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BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT
COMMENTS ON CONCEPT PLAN

Project Name: Carroll Property
Address: 13023 & 13025 Beaver Dam Road
Date: June 5, 1992

ENVIRONMENTAL IMPACT REVIEW DIVISION
DEVELOPMENT COORDINATION SECTION

1. An Environmental Effects Report and a Hydrogeological study must be submitted with the Development Plan.
2. The existing septic system for the farmhouse should be shown on the site constraints map.
3. The proposed septic tank for the farmhouse must be shown at least 100 feet from the existing well.
4. A new well for the house on Lot #3 must be drilled prior to subdivision approval.

Reviewer: R. Bruce Seeley *RBS*

WESTERN WATERSHED

1. This project must comply with Baltimore County Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, Article IX, Section 14-331 through 14-350.
2. No development shall be allowed in the Forest Buffer.
3. The plan must show the attached standard notes pertaining to the Forest Buffer Easement.

Reviewer: Eldon Gemmill
Attachment
BRUCE2/TXTSBP

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STANDARD FOREST BUFFER NOTES AND LABELING PROCEDURES

If dedicating the Forest Buffer in easement(s) (i.e., property owners and/or a homeowners' association will own the Forest Buffer), label the Forest Buffer as "Forest Buffer Easement" and use the following notes.

Standard Nondisturbance Note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective Covenants Note:

"Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

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Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 22, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES R. CARROLL
Location: #13023 BEAVER DAM ROAD BISHOPS POND LOT #3

Item No.: 476 (LJG) Zoning Agenda: MAY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Jaffer* Noted and Approved
Planning Board Fire Prevention Bureau
Special Inspection Division

JP/KEK

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MAY 26 1992
ZONING OFFICE

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 6/1/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenklaus	461	No Comments	5-18-92
August J. And Elsie W. Seifert	464	No Comments	
Francis D. And Suzanne L. Bovie	465	No Comments	
Robert N. And Joan M. Greene	466	No Comments	
Joseph P. And Gloria G. Connore	467	No Comments	
Kilmarnock Associates	468	No Comments	
Automaster, Inc.	469	No Comments	
Douglas And Mary Holschneider	470	No Comments	
Reisterstown Bible Church	471	No Comments	
Pikeville Partnership	472	No Comments	
Baltimore Gas And Electric Company	475	No Comments	
Charles R. Carroll		No Comments	

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LAW OFFICES
ROSOLIO AND SILVERMAN, P.A.
SUITE 200, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4913

TELEPHONE: 410-339-7100
FAX NO.: 410-339-7107

May 22, 1992

Lawrence E. Schmidt, Esquire
Suite 300
606 Baltimore Avenue
Towson, Maryland 21204

Re: Bishop's Pond Lot No. 3
13023 Beaver Dam Road
Item No. 476

Dear Mr. Schmidt:

Please enter my appearance as the attorney for Petitioner in the above-captioned matter. I will be stopping by the Zoning Office to sign the Petitions as such in the near future. Please copy me on all relevant correspondence and internal communication affecting this Petition. Thank you.

Very truly yours,

ROSOLIO AND SILVERMAN, P.A.

Deborah C. Dopkin
Deborah C. Dopkin

DCD/keb

cc: Charles R. Carroll

RECEIVED
MAY 27 1992
ZONING COMMISSIONER

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BERT PETERSEN
CHARLES CARROLL
D.C. DOPKIN

150 KENILWORTH AVE. TOWSON
13078 BEAVER DAM RD
502 WASHINGTON AVE. 21204

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

RECEIVED

JUN 26 1992

111 West Chesapeake Avenue
Towson, MD 21204

GEORGE WILLIAM STEPHENS, JR. (410) 887-3353
& ASSOC., INC.

June 19, 1992

George William Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive - Suite 100
Towson, MD 21204

Re: Carroll Property (Resubdivision of Bishop's Pond Lot 3)
Waiver of Hearing Officer's Hearing, Development Plan
and Record Plat - ED 8 - CD 3
Waiver No. 92-59

Attention: Bernt C. Petersen

Gentlemen:

Baltimore County has reviewed your waiver application for the above property and has determined that a waiver for the Development Plan and Hearing Officer's Hearing would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore APPROVED. However, a waiver of record plat would not be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore DENIED.

This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 26-180).

Should you have any questions, please contact Christine Rorke, Zoning Administration and Development Management (ZADM) at 887-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Respectfully yours,

Donald T. Rocco

Donald T. Rocco, Manager
Development Management

DTR:ggl

cc: David L. Thomas, Assistant Bureau Chief, P.W.P.S.

Att: Susan Wisbey - H.S. 1301

Brenda Payne, P.W.P.S. - H.S. 1301

Waiver File

CARROLL PRO/TTXGGL

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Community Input Meeting

Minutes of the Meeting

NAME OF DEVELOPMENT: CARROLL PROPERTY
(Resub of Bishop's Pond - Lot 3)
LOCATION: S/s of Beaver Dam Road, West of I-83
DATE OF MEETING: Tuesday, July 14, 1992
Start Time: 7:00 P.M.
End Time: 8:00 P.M.

The introduction of the Community Input Meeting (CIM) and a brief explanation of the development process was made by Christine Rorke, Project Manager, Department of Zoning Administration and Development Management (ZADM), Baltimore County, MD. This project is the resubdivision of a 17-acre lot that was created after the County Review Group (CRG) approval of a tract known as Bishop's Pond.

Because this represented a material change to the CRG plan, it was required to go through the development process again, including this CIM and a development plan hearing before the Zoning Commissioner. The zoning office requires that a zoning Final Development Plan (FDP) be submitted for its approval. The FDP for Bishop's Pond must be amended to show the new lot. As a part of the amendment process, the plan must be reviewed by The Baltimore County Planning Board and approved by the Zoning Commissioner after a public hearing. Because the zoning hearing and the development plan hearing are duplicate processes, the developer requested and was granted a waiver to the development plan and hearing officer's hearing.

One resident questioned the public notice that was provided for the meetings. Ms. Rorke advised that the CIM and the zoning hearing were posted on the property. The Planning Board agenda is made available to the Planning Office and copies are sent to the County Council office. Dianne Gilbert, representing Councilman C. A. Dutch Ruppersberger, III, 3rd Election District, said that she notifies affected organizations that she is aware of, provided that she receives the agenda with advance time for notification.

Bernt Petersen of George W. Stephens and Associates, Inc. introduced the property owner, Charles Carroll, and his attorney, Deborah Dopkin. The owner proposes to divide his 18-acre lot so that the two existing dwellings will have their own lots. When the existing lot was created, floodplain, forest buffer and greenway easements were dedicated to Baltimore County. The two dwellings presently exist, and no new dwellings are proposed. The existing 20,000 square foot septic drain field will be divided for ownership of both lots, and a new well will be drilled for Lot 4. Access is by a private use in common driveway over a 20-foot right-of-way.

OVER

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LIBR 8584 PMS 65

C.R.F. 37.00

ACRPT 37.00
SH CLERK 01/01/92
#1352 1201 502 100157
01/04/90

SUPPLEMENTAL EASEMENT AGREEMENT

THIS SUPPLEMENTAL EASEMENT AGREEMENT ("Agreement") is made as of the 14th day of August, 1990 by CIGNAL DEVELOPMENT CORPORATION, a Maryland corporation ("Cignal"), and CLARK F. MACKENZIE and ANN S. MACKENZIE, his wife (collectively, "Mackenzie").

A. Cignal is the fee simple owner of all that parcel of land containing 62.5794 acres, more or less, described on Exhibit A attached hereto ("Parcel One") and also as shown on Exhibit D attached hereto.

B. Mackenzie is the owner of all that lot or parcel of ground containing 19.9878 acres, more or less, described on Exhibit B attached hereto ("Parcel Two") and also as shown on Exhibit D attached hereto.

C. Pursuant to a Deed dated January 22, 1990 from Cignal to Clark F. Mackenzie and recorded in the Land Records of Baltimore County, Maryland in Liber S.M. 8385, Folio 158, Cignal granted to Clark F. Mackenzie the non-exclusive right of way and easement over and across Parcel One, as described on Exhibit C attached hereto (the "Easement Area").

D. Pursuant to a Deed of Gift dated May 16, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8494, Folio 661, Clark F. Mackenzie granted unto Clark F. Mackenzie and Ann S. Mackenzie, his wife, as tenants by the Entireties, Parcel Two together with the right of easement over the Easement Area.

E. Cignal and Mackenzie desire to enter into this Agreement in connection with the costs to maintain the Easement Area and the possible relocation of the Easement Area.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance of Easement Area. The owner of fee simple title to Lot One (the "Parcel One Owner") shall maintain the Easement Area in good order, condition and repair. Such maintenance shall include, without limitation, the removal of snow and ice, mowing of grass and maintenance and replacement of paving. The costs of maintenance, repair, improvements and reconstruction shall be determined by the Parcel One Owner in its reasonable discretion, and shall be shared by the Owners of Parcel One and Parcel Two pursuant to Section 2. (The Parcel One Owner and Parcel Two Owner are referred to collectively as the "Owners").

2. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

3. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

4. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

5. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

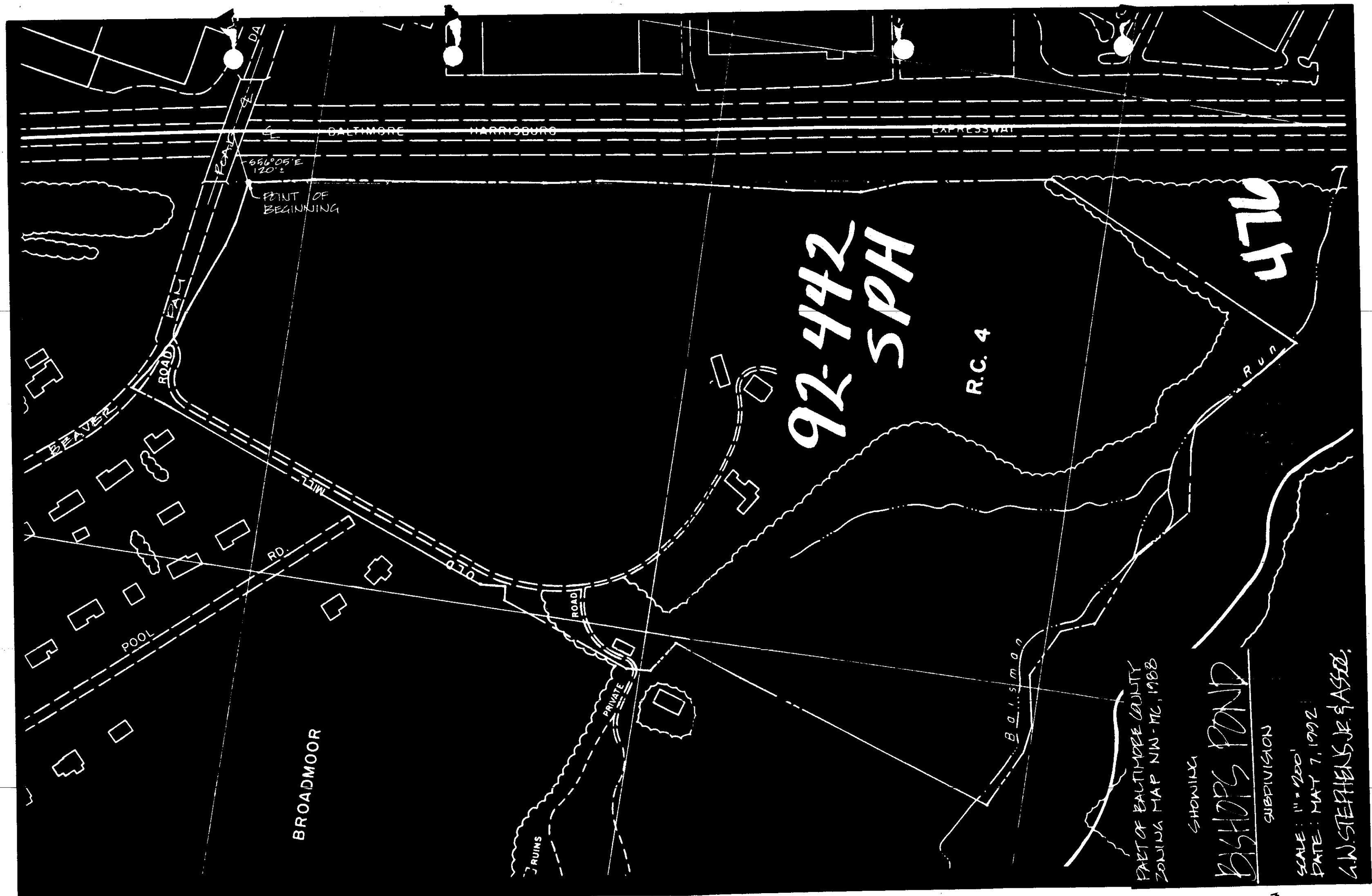
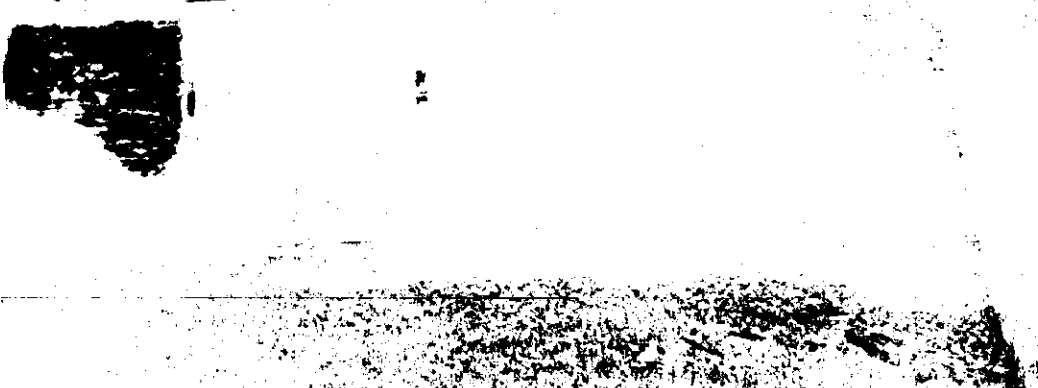
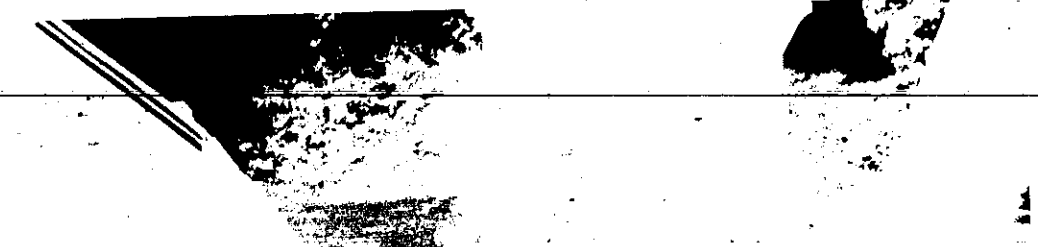
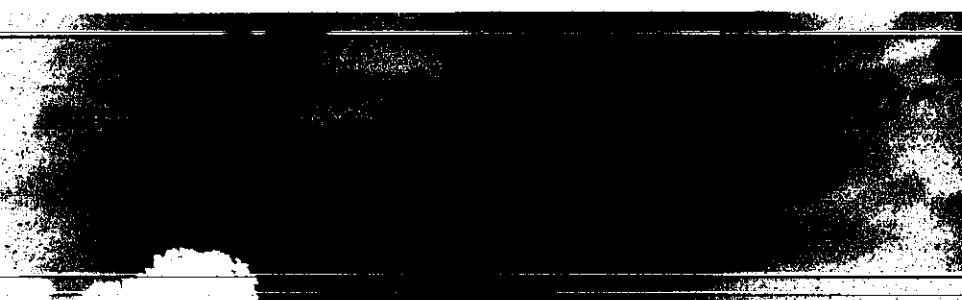
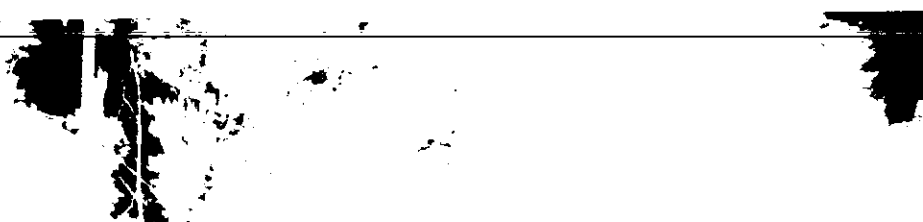
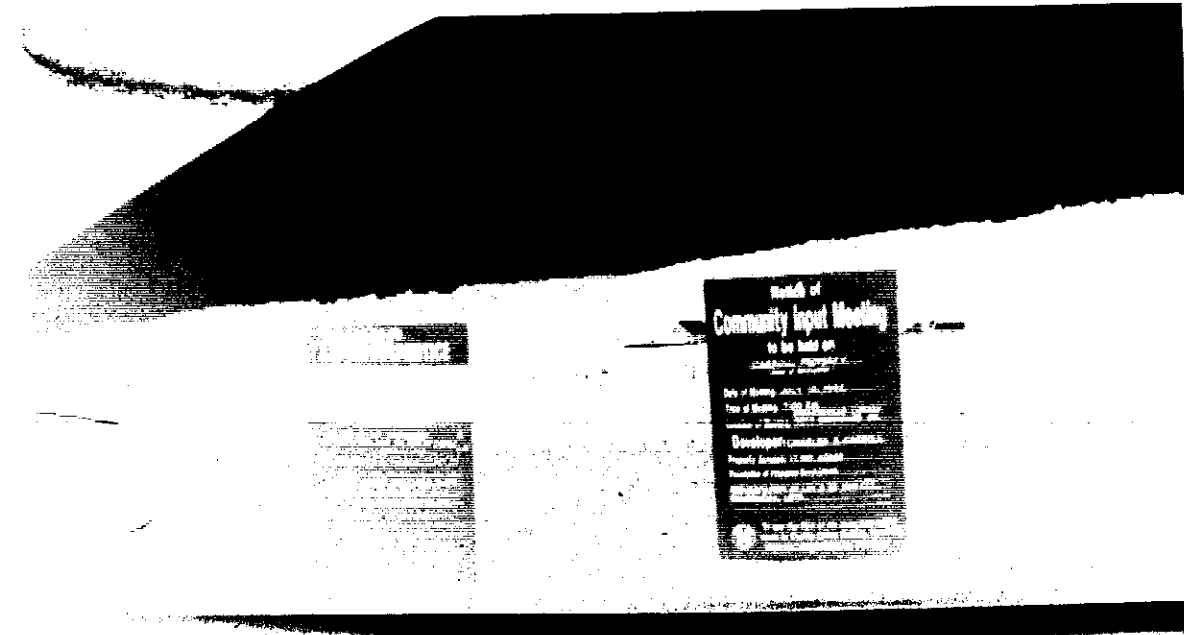
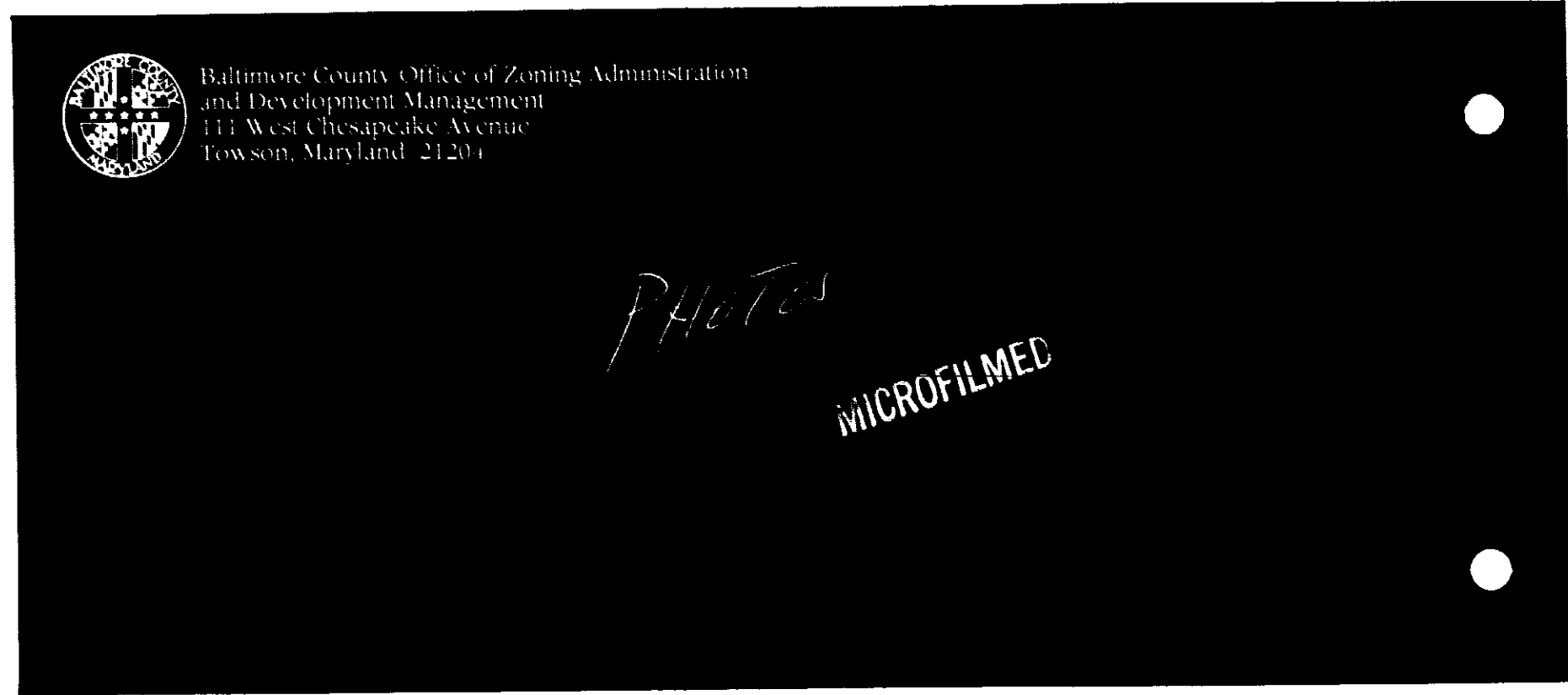
6. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

7. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

8. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

9. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.

10. Easement Area. The Easement Area shall be located as shown on Exhibit C attached hereto.



A. PREPARER OF PLAN

NAME: GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ADDRESS: 658 KENILWORTH DRIVE, SUITE 101, TOWSON, MARYLAND 21204
 DATE: 10 APRIL 2002

B. ENVIRONMENTAL INFORMATION

Existing	Not	Field	REMARKS
Existing	Not	Field	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topography and street grades (minimum 5' contour appropriately labeled)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Slopes greater than 25%
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100 year floodplain
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Soils mapped according to Soil Survey, Baltimore County, Maryland
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Forest buffer limits including adjustments for steep slopes and/or erodible soils
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land cover on or within 200 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Significant regulated plant or wildlife communities
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wells on site or within 100 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Septic on site or within 100 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Soil evaluation tests (perc tests)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	YES NO

C. EXISTING BUILT CONDITIONS

Existing	Not	Field	REMARKS
Existing	Not	Field	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Locations of existing buildings within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Location of existing roads within 300 ft. of site boundaries
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Designated historic sites as per Landmarks Preservation Commission or the MD Historic Trust Inventory
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Designated sites as per the Maryland Archeological Survey
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Significant views
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Significant features (specimen trees, buildings, streetscape, etc.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land uses on and within 200 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Road rights-of-way and easements

D. COUNTY ADOPTED PLANS

Existing	Not	In	REMARKS
Existing	Not	In	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Balto. Co. Master Plan 1989 - 2000
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community or Revitalization Plans
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recreation and Parks Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Streetscape Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Greenways Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other:

SITE DATA

Zone	Units	Acres	Density	Units
Zone	Units	Acres	Density	Units
BR 1A	2	1.0	20	20
BR 1B	2	1.0	20	20
BR 1C	2	1.0	20	20
BR 1D	2	1.0	20	20
BR 1E	2	1.0	20	20
BR 1F	2	1.0	20	20
BR 1G	2	1.0	20	20
BR 1H	2	1.0	20	20
BR 1I	2	1.0	20	20
BR 1J	2	1.0	20	20
BR 1K	2	1.0	20	20
BR 1L	2	1.0	20	20
BR 1M	2	1.0	20	20
BR 1N	2	1.0	20	20
BR 1O	2	1.0	20	20
BR 1P	2	1.0	20	20
BR 1Q	2	1.0	20	20
BR 1R	2	1.0	20	20
BR 1S	2	1.0	20	20
BR 1T	2	1.0	20	20
BR 1U	2	1.0	20	20
BR 1V	2	1.0	20	20
BR 1W	2	1.0	20	20
BR 1X	2	1.0	20	20
BR 1Y	2	1.0	20	20
BR 1Z	2	1.0	20	20
BR 2A	2	1.0	20	20
BR 2B	2	1.0	20	20
BR 2C	2	1.0	20	20
BR 2D	2	1.0	20	20
BR 2E	2	1.0	20	20
BR 2F	2	1.0	20	20
BR 2G	2	1.0	20	20
BR 2H	2	1.0	20	20
BR 2I	2	1.0	20	20
BR 2J	2	1.0	20	20
BR 2K	2	1.0	20	20
BR 2L	2	1.0	20	20
BR 2M	2	1.0	20	20
BR 2N	2	1.0	20	20
BR 2O	2	1.0	20	20
BR 2P	2	1.0	20	20
BR 2Q	2	1.0	20	20
BR 2R	2	1.0	20	20
BR 2S	2	1.0	20	20
BR 2T	2	1.0	20	20
BR 2U	2	1.0	20	20
BR 2V	2	1.0	20	20
BR 2W	2	1.0	20	20
BR 2X	2	1.0	20	20
BR 2Y	2	1.0	20	20
BR 2Z	2	1.0	20	20
BR 3A	2	1.0	20	20
BR 3B	2	1.0	20	20
BR 3C	2	1.0	20	20
BR 3D	2	1.0	20	20
BR 3E	2	1.0	20	20
BR 3F	2	1.0	20	20
BR 3G	2	1.0	20	20
BR 3H	2	1.0	20	20
BR 3I	2	1.0	20	20
BR 3J	2	1.0	20	20
BR 3K	2	1.0	20	20
BR 3L	2	1.0	20	20
BR 3M	2	1.0	20	20
BR 3N	2	1.0	20	20
BR 3O	2	1.0	20	20
BR 3P	2	1.0	20	20
BR 3Q	2	1.0	20	20
BR 3R	2	1.0	20	20
BR 3S	2	1.0	20	20
BR 3T	2	1.0	20	20
BR 3U	2	1.0	20	20
BR 3V	2	1.0	20	20
BR 3W	2	1.0	20	20
BR 3X	2	1.0	20	20
BR 3Y	2	1.0	20	20
BR 3Z	2	1.0	20	20
BR 4A	2	1.0	20	20
BR 4B	2	1.0	20	20
BR 4C	2	1.0	20	20
BR 4D	2	1.0	20	20
BR 4E	2	1.0	20	20
BR 4F	2	1.0	20	20
BR 4G	2	1.0	20	20
BR 4H	2	1.0	20	20
BR 4I	2	1.0	20	20
BR 4J	2	1.0	20	20
BR 4K	2	1.0	20	20
BR 4L	2	1.0	20	20
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BR 4N	2	1.0	20	20
BR 4O	2	1.0	20	20
BR 4P	2	1.0	20	20
BR 4Q	2	1.0	20	20
BR 4R	2	1.0	20	20
BR 4S	2	1.0	20	20
BR 4T	2	1.0	20	20
BR 4U	2	1.0	20	20
BR 4V	2	1.0	20	20
BR 4W	2	1.0	20	20
BR 4X	2	1.0	20	20
BR 4Y	2	1.0	20	20
BR 4Z	2	1.0	20	20
BR 5A	2	1.0	20	20
BR 5B	2	1.0	20	20
BR 5C	2	1.0	20	20
BR 5D	2	1.0	20	20
BR 5E	2	1.0	20	20
BR 5F	2	1.0	20	20
BR 5G	2	1.0	20	20
BR 5H	2	1.0	20	20
BR 5I	2	1.0	20	20
BR 5J	2	1.0	20	20
BR 5K	2	1.0	20	20
BR 5L	2	1.0	20	20
BR 5M	2	1.0	20	20
BR 5N	2	1.0	20	20
BR 5O	2	1.0	20	20
BR 5P	2	1.0	20	20
BR 5Q	2	1.0	20	20
BR 5R	2	1.0	20	20
BR 5S	2	1.0	20	20
BR 5T	2	1.0	20	20
BR 5U	2	1.0	20	20
BR 5V	2	1.0	20	20
BR 5W	2	1.0	20	20
BR 5X	2	1.0	20	20
BR 5Y	2	1.0	20	20
BR 5Z	2	1.0	20	20

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Phase	Development Schedule
Single Family Detached Units	2	4	4	N/A	N/A	1	Month, Year
Two House with 2 car garage	1	2	2	N/A	N/A	1	Month, Year
Multifamily (condo 3 bedroom)	1	2	2	N/A	N/A	1	Month, Year
Multifamily (Garden Apartment)	1	2	2	N/A	N/A	1	Month, Year
Total	5	8	8	N/A	N/A		

OPEN SPACE PROPOSAL

Open Space Type	Acres
Forest Buffer and Wetlands	2.25
Residential Transition Area (RTA)	N/A
Stormwater Management	0.5
Preservation of Bams and Road	N/A
Pond and Stormwater	N/A
Total Provided	2.25

ADDITIONAL INFORMATION

Anticipated Actions:
 Variances
 Waivers
 Special Exceptions
 Other
 Consistency with design manual.

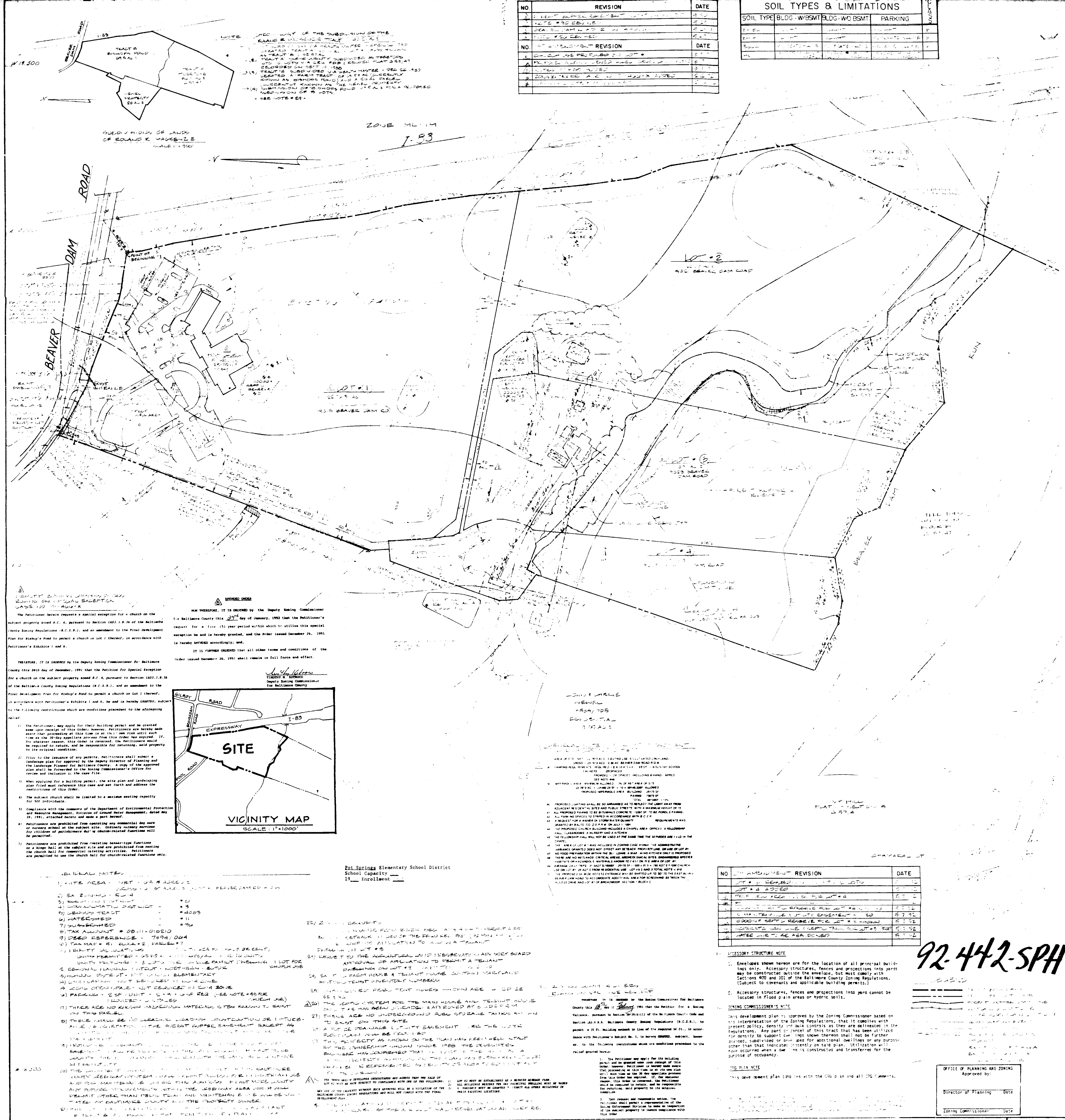
SOIL TYPE	BLDG	WBSMT	BLDG	WBSMT	PARKING
BRM-1	1	1	1	1	1
BRM-2	1	1	1	1	1
BRM-3	1	1	1	1	1
BRM-4	1	1	1	1	1
BRM-5	1	1	1	1	1
BRM-6	1	1	1	1	1
BRM-7	1	1	1	1	1
BRM-8	1	1	1	1	1
BRM-9	1	1	1	1	1
BRM-10	1	1	1	1	1
BRM-11	1	1	1	1	1
BRM-12	1	1	1	1	1
BRM-13	1	1	1	1	1
BRM-14	1	1	1	1	1
BRM-15	1	1	1	1	1
BRM-16	1	1	1	1	1
BRM-17	1	1	1	1	1
BRM-18	1	1	1	1	1
BRM-19	1	1	1	1	1
BRM-20	1	1	1	1	1

LOT #2

LOT #3

LOT #4

Standard Nondiscrimination Note:
 "There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."
 Protective Covenants Note:
 "Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."
 AVAILABLE LOT #2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150 - 2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160 - 2161 - 2162 - 2163 - 2164 - 2165 - 2166 - 2167 - 2168 - 2169 - 2170 - 2171 - 2172 - 2173 - 2174 - 2175 - 2176 - 2177 - 2178 - 2179 - 2180 - 2181 - 2182 - 2183 - 2184 - 2185 - 2186 - 2187 - 2188 - 2189 - 2190 - 2191 - 2192 - 2193 - 2194 - 2195 - 2196 - 2197 - 2198 - 2199 - 2200 - 2201 - 2202 - 2203 - 2204 - 2205 - 2206 - 2207 - 2208 - 2209 - 2210 - 2211 - 2212 - 2213 - 2214 - 2215 - 2216 - 2217 - 2218 - 2219 - 2220 - 2221 - 2222 - 2223 - 2224 - 2225 - 2226 - 2227 - 2228 - 2229 - 2230 - 2231 - 2232 - 2233 - 2234 - 2235 - 2236 - 2237 - 2238 - 2239 - 2240 - 2241 - 2242 - 2243 - 2244 - 2245 - 2246 - 2247 - 2248 - 2249 - 2250 - 2251 - 2252 - 2253 - 2254 - 2255 - 2256 - 2257 - 2258 - 2259 - 2260 - 2261 - 2262 - 2263 - 2264 - 2265 - 2266 - 2267 - 2268 - 2269 - 2270 - 2271 - 2272 - 2273 - 2274 - 2275 - 2276 - 2277 - 2278 - 2279 - 2280 - 2281 - 2282 - 2283 - 2284 - 2285 - 2286 - 2287 - 2288 - 2289 - 2290 - 2291 - 2292 - 2293 - 2294 - 2295 - 2296 - 2297 - 2298 - 2299 - 2300 - 2301 - 2302 - 2303 - 2304 - 2305 - 2306 - 2307 - 2308 - 2309 - 2310 - 2311 - 2312 - 2313 - 2314 - 2315 - 2316 - 2317 - 2318 - 2319 - 2320 - 2321 - 2322 - 2323 - 2324 - 2325 - 2326 - 2327 - 2328 - 2329 - 2330 - 2331 - 2332 - 2333 - 2334 - 2335 - 2336 - 2337 - 2338 - 2339 - 2340 - 2341 - 2342 - 2343 - 2344 - 2345 - 2346 - 2347 - 2348 - 2349 - 2350 - 2351 - 2352 - 2353 - 2354 - 2355 - 2356 - 2357 - 2358 - 2359 - 2360 - 2361 - 2362 - 2363 - 2364 - 2365 - 2366 - 2367 - 2368 - 2369 - 2370 - 2371 - 2372 - 2373 - 2374 - 2375 - 2376 - 2377 - 2378 - 2379 - 2380 - 2381 - 2382 - 2383 - 2384 - 2385 - 2386 - 2387 - 2388 - 2389 - 2390 - 2391 - 2392 - 2393 - 2394 - 2395 - 2396 - 2397 - 2398 - 2399 - 2400 - 2401 - 2402 - 2403 - 2404 - 2405 - 2406 - 2407 - 2408 - 2409 - 2410 - 2411 - 2412 - 2413 - 2414 - 2415 - 2416 - 2417 - 2418 - 2419 - 2420 - 2421 - 2422 - 2423 - 2424 - 2425 - 2426 - 2427 - 2428 - 2429 - 2430 - 2431 - 2432 - 2433 - 2434 - 2



NO.	REVISION	DATE
1	REVISION	1-1-83
2	REVISION	1-1-83
3	REVISION	1-1-83
4	REVISION	1-1-83
5	REVISION	1-1-83
6	REVISION	1-1-83
7	REVISION	1-1-83
8	REVISION	1-1-83
9	REVISION	1-1-83
10	REVISION	1-1-83

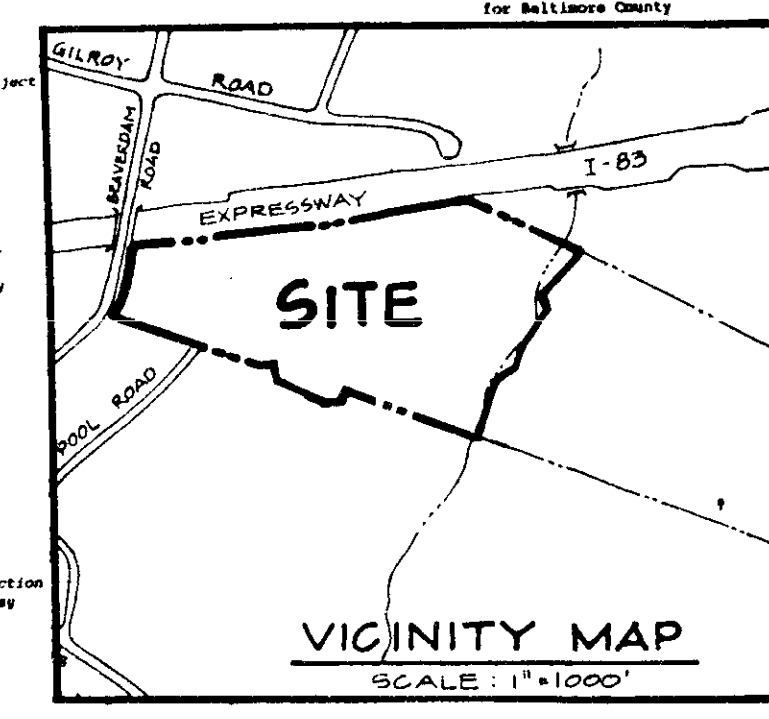
SOIL TYPES & LIMITATIONS			
SOIL TYPE	BLOG - W/BSMT	BLOG - WO BSMT	PARKING
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DEPUTY ZONING COMMISSIONER
COUNTY OF BALTIMORE
OFFICE OF PLANNING AND ZONING

THE PETITIONER REQUESTS A SPECIAL EXCEPTION FOR A CHURCH ON THE SUBJECT PROPERTY SITUED A.C. 4, PRESENT TO SECTION 180.1, 18.14 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), AND AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR BLAVER ROAD TO PERMIT A CHURCH ON LOT 1 (HEREIN), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1 AND 2.

WHEREFORE, IT IS ORDERED BY THE Deputy Zoning Commissioner, Baltimore County, that the Petitioner for Special Exception for a church on the subject property, SITUED A.C. 4, PRESENT TO SECTION 180.1, 18.14 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), AND AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR BLAVER ROAD TO PERMIT A CHURCH ON LOT 1 (HEREIN), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1 AND 2, BE AND IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE CONDITIONAL PRECEDENT TO THE APPROVING RELIEF:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this order. However, Petitioner has hereby made every effort to comply with the provisions of the B.C.Z.R. and the time as the 10-day application period from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to reapply, and be responsible for reapplying, said property to the original condition.
2. Prior to the issuance of any permits, Petitioner shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Architect for Baltimore County. A copy of the approved plan shall be provided to the Deputy Zoning Commissioner's Office for review and inclusion in the final file.
3. When applying for a building permit, the site plan and landscaping plan filed must reference this order and set forth and address the restrictions of this order.
4. The subject church shall be limited to a maximum meeting capacity for 500 individuals.
5. Compliance with the comments of the Department of Environmental Protection and Natural Resources regarding the subject property, dated May 26, 1991, attached hereto and made a part hereof.
6. Petitioner are prohibited from operating any commercial use or activity on the subject site, and are prohibited from leasing the church hall for commercial, industrial activities. Petitioner are permitted to use the church hall for church-related functions only.
7. Petitioner are prohibited from operating any commercial use or activity on the subject site, and are prohibited from leasing the church hall for commercial, industrial activities. Petitioner are permitted to use the church hall for church-related functions only.



Roll Springs Elementary School District
School Capacity
19 Enrollment

NO.	REVISION	DATE
1	REVISION	1-1-83
2	REVISION	1-1-83
3	REVISION	1-1-83
4	REVISION	1-1-83
5	REVISION	1-1-83
6	REVISION	1-1-83
7	REVISION	1-1-83
8	REVISION	1-1-83
9	REVISION	1-1-83
10	REVISION	1-1-83

NECESSARY STRUCTURE NOTE
This development plan is approved by the Zoning Commissioner based on the interpretation of the Zoning Regulations, that it complies with present policy, density, and other conditions as they are delineated in the Regulations. Any part of this tract that has been utilized for density to support the use shown thereon shall not be further divided, subdivided or otherwise used for additional dwellings or any purpose other than that indicated on the plan. The plan shall be subject to the following conditions which are conditional precedent to the relief granted herein:

1. The Petitioner may apply for the building permit and be granted same upon receipt of this order. However, Petitioner has hereby made every effort to comply with the provisions of the B.C.Z.R. and the time as the 10-day application period from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to reapply, and be responsible for reapplying, said property to the original condition.
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92-442-SPH

OFFICE OF PLANNING AND ZONING
Approved by:
Director of Planning Date
Zoning Commissioner Date

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

Steve Olson
Publisher

\$44.73

BALTIMORE COUNTY, MARYLAND 123565

OFFICE OF PUBLIC - REVENUE DIVISION

RECEIPT FOR PAYMENT OF TAXES

6/4/92 R-001 6150

24

240 - Copies

04A0480102MCHRC \$24.00

BA-000-004801-01-92

VALUATION OF REAL ESTATE OF BALTIMORE COUNTY

BA-000-004801-01-92

BA-000-004801-01-92

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BA-000-004801-01-92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6190
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/13/92

5/13/92 H9200476
PUBLIC HEARING FEES QTY PRICE
040 - SPECIAL HEARING (OTHER) 1 X \$250.00
TOTAL: \$250.00

LAST NAME OF OWNER: CARROLL

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6190
Number

7/23/92 H9300008
PUBLIC HEARING FEES QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$79.73
TOTAL: \$79.73

LAST NAME OF OWNER: CARROLL

04A0480107MCHRC \$79.73
BA-000-004801-01-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/8/92

Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, Maryland 21030

RE:
CASE NUMBER: 92-442-SPH
S/S Beaver Dam Road, 120' W of c/l I-83
13023 Beaver Dam Road - Bishop's Pond, Lot 83
8th Election District - 3rd Councilmanic
Petitioner(s): Charles R. Carroll

Dear Petitioner(s):

Please be advised that \$79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE POSTING SIGNS & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE VOID. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl Jablon

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-442-SPH
S/S Beaver Dam Road, 120' W of c/l I-83
13023 Beaver Dam Road - Bishop's Pond, Lot 83
8th Election District - 3rd Councilmanic
Petitioner(s): Charles R. Carroll
HEARING: THURSDAY, JUNE 25, 1992 at 11:00 a.m.

Special Hearing to approve a second amendment to the Bishop's Pond Final Development Plan incorporating the redivision of Lot 3 into 2 lots.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Charles R. Carroll

cc: Deborah Dopkin - mailed 5/29/92

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 10, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-442-SPH
LEGAL OWNER: S/S Beaver Dam Road, 120' W of c/l I-83
LOCATION: 13023 Beaver Dam Road

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

WEDNESDAY, JULY 22, 1992 at 2:00 p.m.

IN THE BALTIMORE COUNTY ROOM 118, OLD COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Charles R. Carroll
Deborah C. Dopkin, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 15, 1992

(410) 887-3353

Mr. Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, MD 21030

RE: Item No. 476, Case No. 92-442-SPH
Petitioner: Charles R. Carroll
Petition for Special Hearing

Dear Mr. Carroll:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 13th day of May, 1992

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles R. Carroll

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management

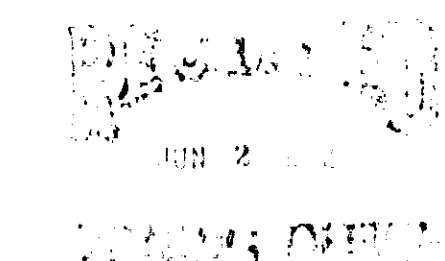
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 476

The Developers Engineering Division has reviewed the subject zoning item and we feel that this resub-division constitutes a material amendment to an approved County Review Group Plan and should, therefore, be processed as such, with comments rendered in that process.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s



MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bowley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 3, 1992
SUBJECT: Bishops Pond, Lot 3

INFORMATION:
Item Number: 476
Petitioner: Charles R. Carroll
Property Size: 63 acres
Zoning: RC 4
Requested Action: Special Hearing

Hearing Date: 6 / 25 / 92 Case#92-442SPH

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Hearing to amend the Final Development Plan by resubdividing lot 3 into 2 lots.

The amendment to the Final Development Plan was referred to the Planning Board on May 21, 1992 and was approved by the Planning Board at that meeting. The Office of Planning and Zoning has no objection to the petitioner's request. However, the hearing should be postponed until after the Community Input Meeting.

Prepared by:

Division Chief: *James M. Dand*
FM:rdn

MICROFILMED

476.ZAC/ZAC1

Pg. 1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 476

"Do Not Enter" signs need to be shown for the proposed accesses to the church.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
MAY 2 1992
ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 11, 1992
FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item 476
#13023 Beaver Dam Road
Zoning Advisory Committee Meeting of May 18, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.
Also see attached Concept Plan Comments.

LJP:sp

Attachments
JABLON/S/TXTSBP

RECEIVED
JUN 16 1992
ZONING OFFICE

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT
COMMENTS ON CONCEPT PLAN

Project Name: Carroll Property
Address: 13023 & 13025 Beaver Dam Road
Date: June 5, 1992

ENVIRONMENTAL IMPACT REVIEW DIVISION
DEVELOPMENT COORDINATION SECTION

1. An Environmental Effects Report and a Hydrogeological study must be submitted with the Development Plan.
2. The existing septic system for the farmhouse should be shown on the site constraints map.
3. The proposed septic tank for the farmhouse must be shown at least 100 feet from the existing well.
4. A new well for the house on Lot #3 must be drilled prior to subdivision approval.

Reviewer: R. Bruce Seeley *RBS*

WESTERN WATERSHED

1. This project must comply with Baltimore County Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, Article IX, Section 14-331 through 14-350.
2. No development shall be allowed in the Forest Buffer.
3. The plan must show the attached standard notes pertaining to the Forest Buffer Easement.

Reviewer: Eldon Gemmill

Attachment
BRUCE2/TXTSBP

MICROFILMED

STANDARD FOREST BUFFER NOTES AND LABELING PROCEDURES

If dedicating the Forest Buffer in easement(s) (i.e., property owners and/or a homeowners' association will own the Forest Buffer), label the Forest Buffer as "Forest Buffer Easement" and use the following notes.

Standard Nondisturbance Note:

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Protective Covenants Note:

"Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

MICROFILMED

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 22, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES R. CARROLL
Location: #13023 BEAVER DAM ROAD BISHOPS POND LOT #3

Item No.: 476 (LJG) Zoning Agenda: MAY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John J. Griffin* Noted and Approved
Planning Board Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICE

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 6/1/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenklaus	461	No Comments	5-18-92
August J. And Elsie W. Seifert	464	No Comments	
Francis D. And Suzanne L. Bovie	465	No Comments	
Robert N. And Joan M. Greene	466	No Comments	
Joseph P. And Gloria G. Connore	467	No Comments	
Kilmarnock Associates	468	No Comments	
Automaster, Inc.	469	No Comments	
Douglas And Mary Holschneider	470	No Comments	
Reisterstown Bible Church	471	No Comments	
Pikeville Partnership	472	No Comments	
Baltimore Gas And Electric Company	475	No Comments	
Charles R. Carroll		No Comments	

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LAW OFFICES
ROSOLIO AND SILVERMAN, P.A.
SUITE 200, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

TELEPHONE: 410-339-7100
FAX NO.: 410-339-7107

May 22, 1992

Lawrence E. Schmidt, Esquire
Suite 300
606 Baltimore Avenue
Towson, Maryland 21204

Re: Bishop's Pond Lot No. 3
13023 Beaver Dam Road
Item No. 476

Dear Mr. Schmidt:

Please enter my appearance as the attorney for Petitioner in the above-captioned matter. I will be stopping by the Zoning Office to sign the Petitions as such in the near future. Please copy me on all relevant correspondence and internal communication affecting this Petition. Thank you.

Very truly yours,

ROSOLIO AND SILVERMAN, P.A.

Deborah C. Dopkin
Deborah C. Dopkin

DCD/keb

cc: Charles R. Carroll

RECEIVED
MAY 27 1992
ZONING COMMISSIONER

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BERT PETERSEN
CHARLES CARROLL
D.C. DOPKIN

150 KENILWORTH AVE. TOWSON
13078 BEAVER DAM RD
502 WASHINGTON AVE. 21204

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

RECEIVED

JUN 26 1992

111 West Chesapeake Avenue
Towson, MD 21204

GEORGE WILLIAM STEPHENS JR.
& ASSOC., INC. (410) 887-3353

June 19, 1992

George William Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive - Suite 100
Towson, MD 21204

Re: Carroll Property (Resubdivision of Bishop's Pond Lot 3)
Waiver of Hearing Officer's Hearing, Development Plan
and Record Plat - ED 8 - CD 3
Waiver No. 92-59

Attention: Bernt C. Petersen

Gentlemen:

Baltimore County has reviewed your waiver application for the above property and has determined that a waiver for the Development Plan and Hearing Officer's Hearing would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore APPROVED. However, a waiver of record plat would not be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore DENIED.

This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 26-180).

Should you have any questions, please contact Christine Rorke, Zoning Administration and Development Management (ZADM) at 887-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Respectfully yours,

Donald T. Rocco

Donald T. Rocco, Manager
Development Management

DTR:ggl

cc: David L. Thomas, Assistant Bureau Chief, P.W.P.S.

Att: Susan Wimbly - H.S. 1301

Brenda Payne, P.W.P.S. - H.S. 1301

Waiver File

CARROLL.PRO/TXGGL

MICROFILMED

Community Input Meeting

Minutes of the Meeting

NAME OF DEVELOPMENT: CARROLL PROPERTY
(Resub of Bishop's Pond - Lot 3)
LOCATION: S/s of Beaver Dam Road, West of I-83
DATE OF MEETING: Tuesday, July 14, 1992
START TIME: 7:00 P.M.
END TIME: 8:00 P.M.

The introduction of the Community Input Meeting (CIM) and a brief explanation of the development process was made by Christine Rorke, Project Manager, Department of Zoning Administration and Development Management (ZADM), Baltimore County, MD. This project is the resubdivision of a 17-acre lot that was created after the County Review Group (CRG) approval of a tract known as Bishop's Pond.

Because this represented a material change to the CRG plan, it was required to go through the development process again, including this CIM and a development plan hearing before the Zoning Commissioner. The zoning office requires that a zoning Final Development Plan (FDP) be submitted for its approval. The FDP for Bishop's Pond must be amended to show the new lot. As a part of the amendment process, the plan must be reviewed by The Baltimore County Planning Board and approved by the Zoning Commissioner after a public hearing. Because the zoning hearing and the development plan hearing are duplicate processes, the developer requested and was granted a waiver to the development plan and hearing officer's hearing.

One resident questioned the public notice that was provided for the meetings. Ms. Rorke advised that the CIM and the zoning hearing were posted on the property. The Planning Board agenda is made available to the Planning Office and copies are sent to the County Council office. Dianne Gilbert, representing Councilman C. A. Dutch Ruppersberger, III, 3rd Election District, said that she notifies affected organizations that she is aware of, provided that she receives the agenda with advance time for notification.

Bernt Petersen of George W. Stephens and Associates, Inc. introduced the property owner, Charles Carroll, and his attorney, Deborah Dopkin. The owner proposes to divide his 18-acre lot so that the two existing dwellings will have their own lots. When the existing lot was created, floodplain, forest buffer and greenway easements were dedicated to Baltimore County. The two dwellings presently exist, and no new dwellings are proposed. The existing 20,000 square foot septic drain field will be divided for ownership of both lots, and a new well will be drilled for Lot 4. Access is by a private use in common driveway over a 20-foot right-of-way.

OVER

MICROFILMED

LIBR 8584 PMS 65

C.R.F. 37.00

ACRPT 37.00
SH CLERK 01/01/92
#1352 1201 502 100157
01/04/90

SUPPLEMENTAL EASEMENT AGREEMENT

THIS SUPPLEMENTAL EASEMENT AGREEMENT ("Agreement") is made as of the 14th day of August, 1990 by CIGNAL DEVELOPMENT CORPORATION, a Maryland corporation ("Cignal"), and CLARK F. MACKENZIE and ANN S. MACKENZIE, his wife (collectively, "Mackenzie").

A. Cignal is the fee simple owner of all that parcel of land containing 62.5794 acres, more or less, described on Exhibit A attached hereto ("Parcel One") and also as shown on Exhibit D attached hereto.

B. Mackenzie is the owner of all that lot or parcel of ground containing 19.9878 acres, more or less, described on Exhibit B attached hereto ("Parcel Two") and also as shown on Exhibit D attached hereto.

C. Pursuant to a Deed dated January 22, 1990 from Cignal to Clark F. Mackenzie and recorded in the Land Records of Baltimore County, Maryland in Liber S.M. 8385, Folio 158, Cignal granted to Clark F. Mackenzie the non-exclusive right of way and easement over and across Parcel One, as described on Exhibit C attached hereto (the "Easement Area").

D. Pursuant to a Deed of Gift dated May 16, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8494, Folio 661, Clark F. Mackenzie granted unto Clark F. Mackenzie and Ann S. Mackenzie, his wife, as tenants by the Entireties, Parcel Two together with the right of easement over the Easement Area.

E. Cignal and Mackenzie desire to enter into this Agreement in connection with the costs to maintain the Easement Area and the possible relocation of the Easement Area.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance of Easement Area. The owner of fee simple title to Lot One (the "Parcel One Owner") shall maintain the Easement Area in good order, condition and repair. Such maintenance shall include, without limitation, the removal of snow and ice, mowing of grass and maintenance and replacement of paving. The costs of maintenance, repair, improvements and reconstruction shall be determined by the Parcel One Owner in its reasonable discretion, and shall be shared by the Owners of Parcel One and Parcel Two pursuant to Section 2. (The Parcel One Owner and Parcel Two Owner are referred to collectively as "Owners" collectively).

3/1/91

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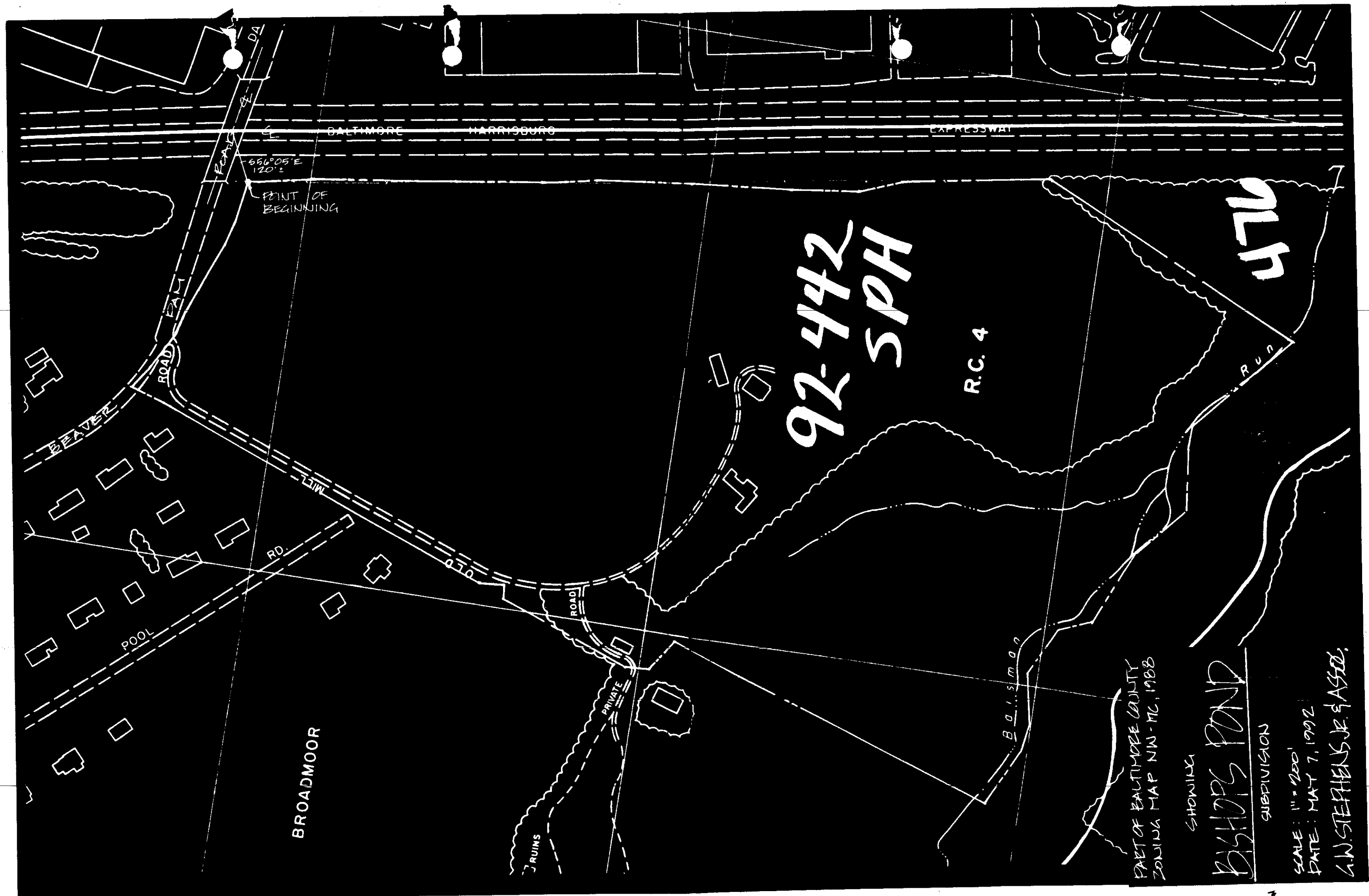
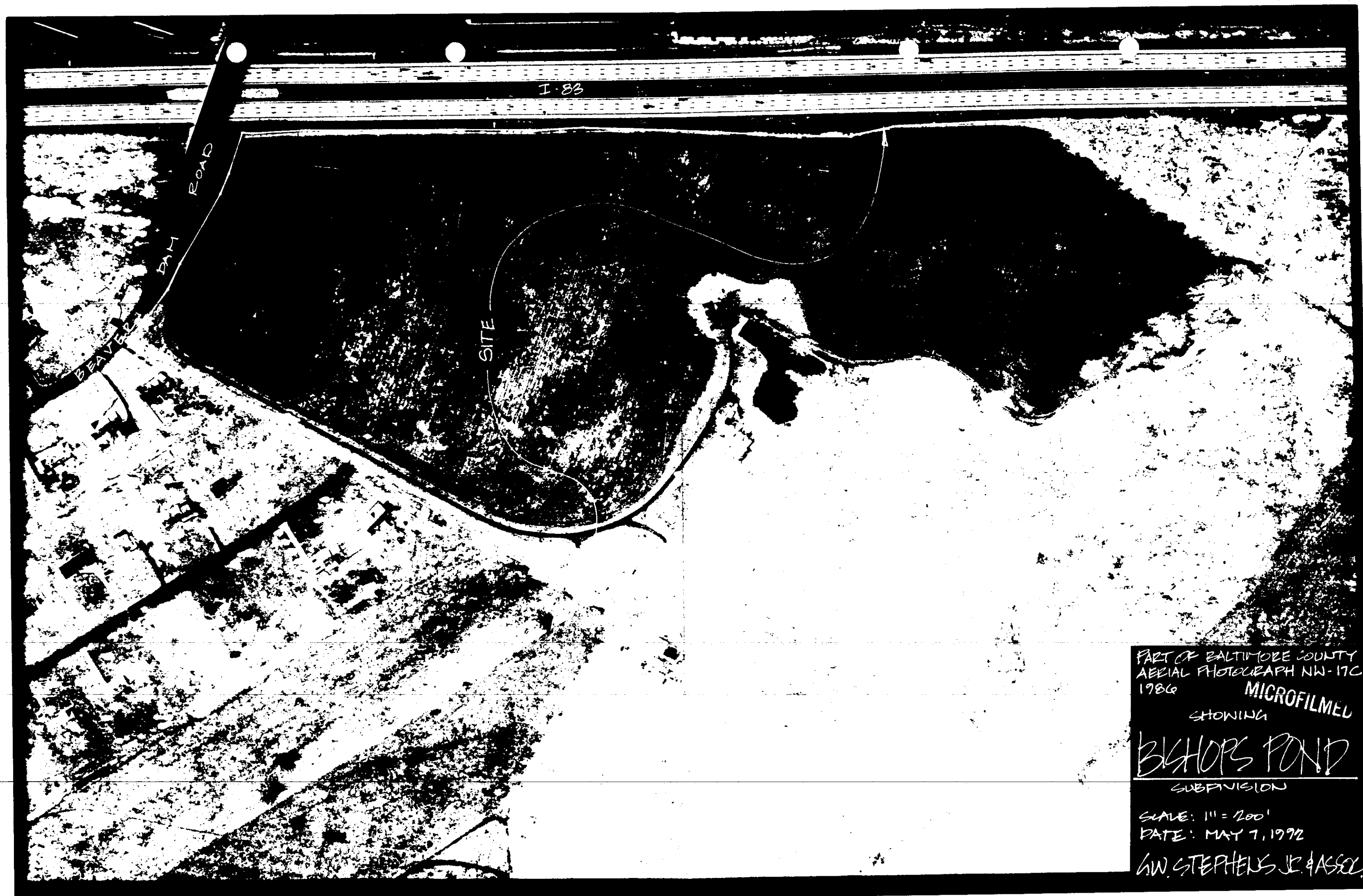
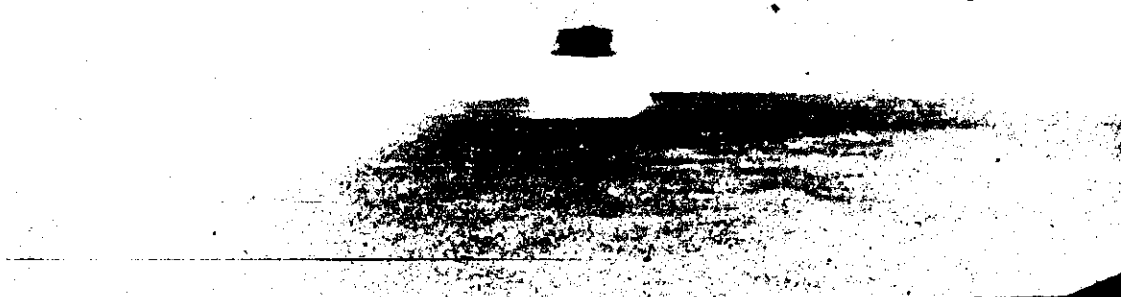
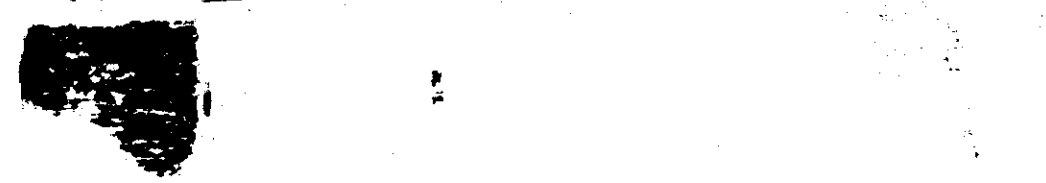
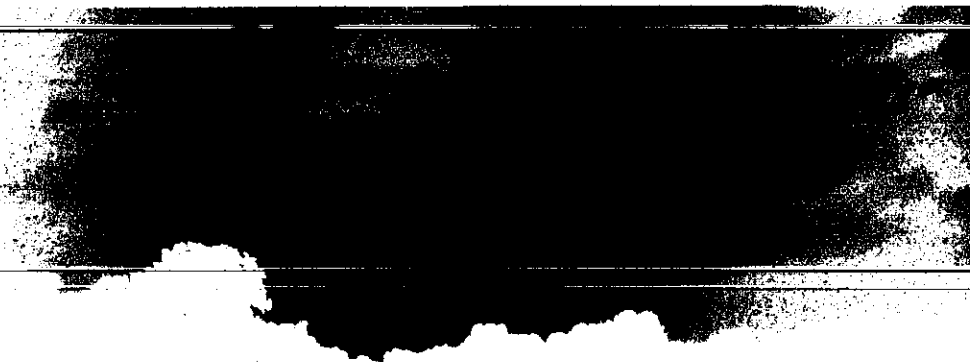
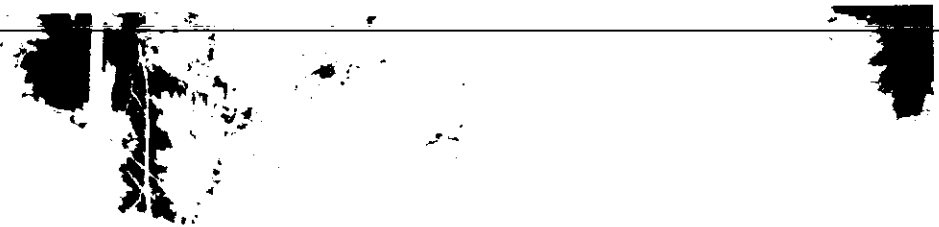
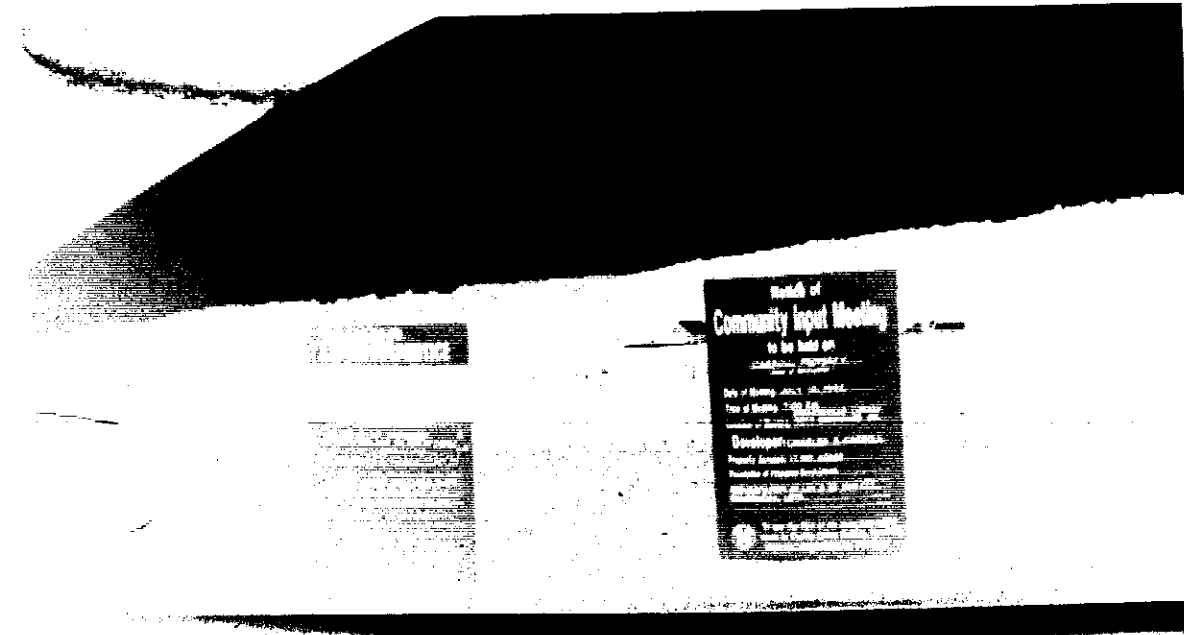
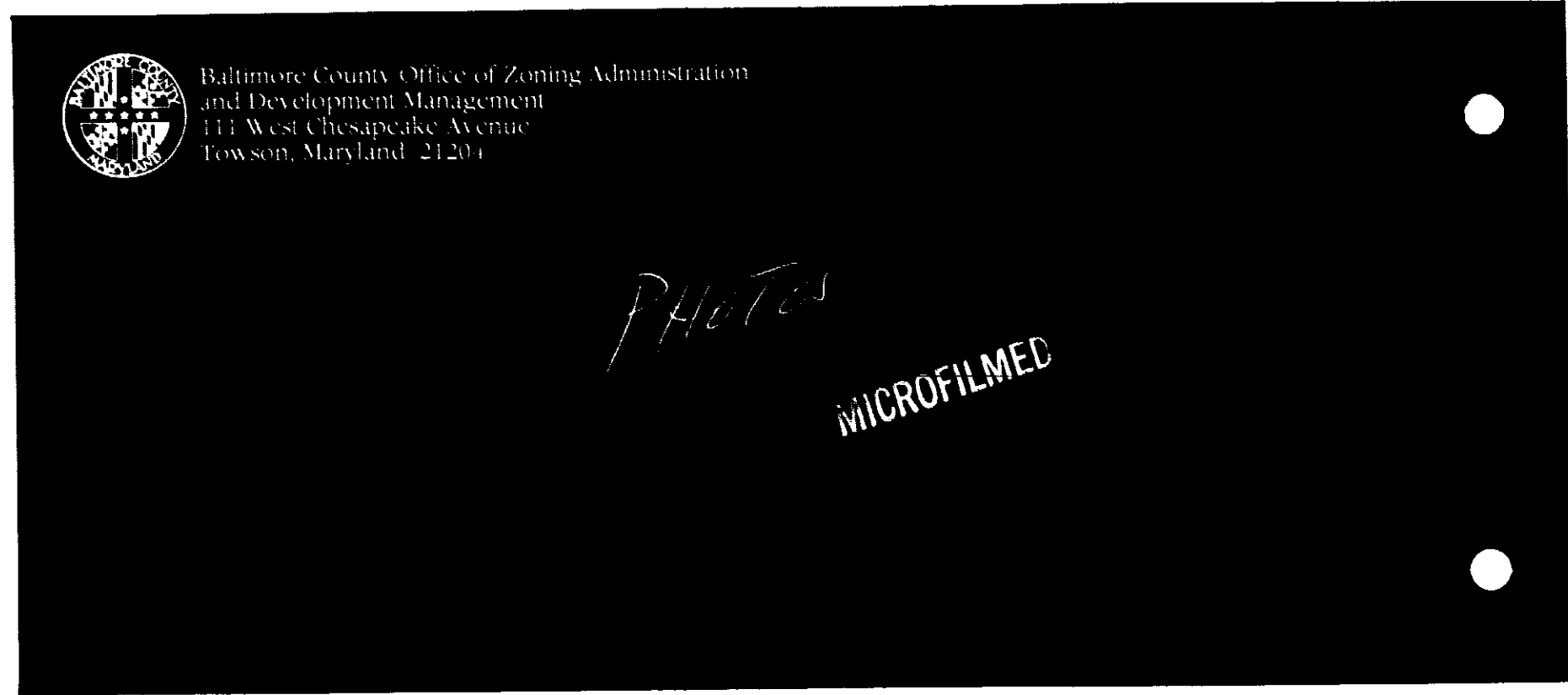
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name: WALTER HENRI F. AND AGNES NO
address: 525 KEN WILSON BLVD
TOWSON, MARYLAND 21204
date: 10 APRIL 1972

Estimating	Non Field Estimating Method	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topography and street grades (minimum 8' slope appropriately labeled)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Slopes greater than 25%
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100 year floodplain
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Soils mapped according to Soil Survey, Baltimore County, Maryland.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Forest buffer: limits including adjacencies for steep slopes and/or wetlands
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land cover on or within 20' of site.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Significant regulated parcel or wildlife communities
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wells on site or within 100 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Seeps on site or within 100 ft. of site
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site evaluation tests (per test)

Existing	Not	Field	
Existing			Yes
			Locations of existing buildings within 200 ft. of site boundaries.
			Location of existing roads within 200 ft. of site boundaries.
			Designated historic sites as per Landmarks Preservation Commission or the MD Historic Trust inventory.
			Designated sites as per the Maryland Archeological Survey.
			Significant views.
			Significant features (specimen trees, buildings, streetscape, etc.).
			Land uses on and within 200 ft. of site.
			Roads right-of-way and easements.

Existing	Not	In	
Existing Conformance			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Balto. Co. Master Plan 1989-2000
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community or Revitalization Plan(s)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recreation and Parks Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Streetscape Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Greenways Plan
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other:

Zone	Acres	Units Allowed	Density Units	Units Proposed
RC-4				
CR-5.5				
DR-10.5				
DR-16		14-20		
Total				

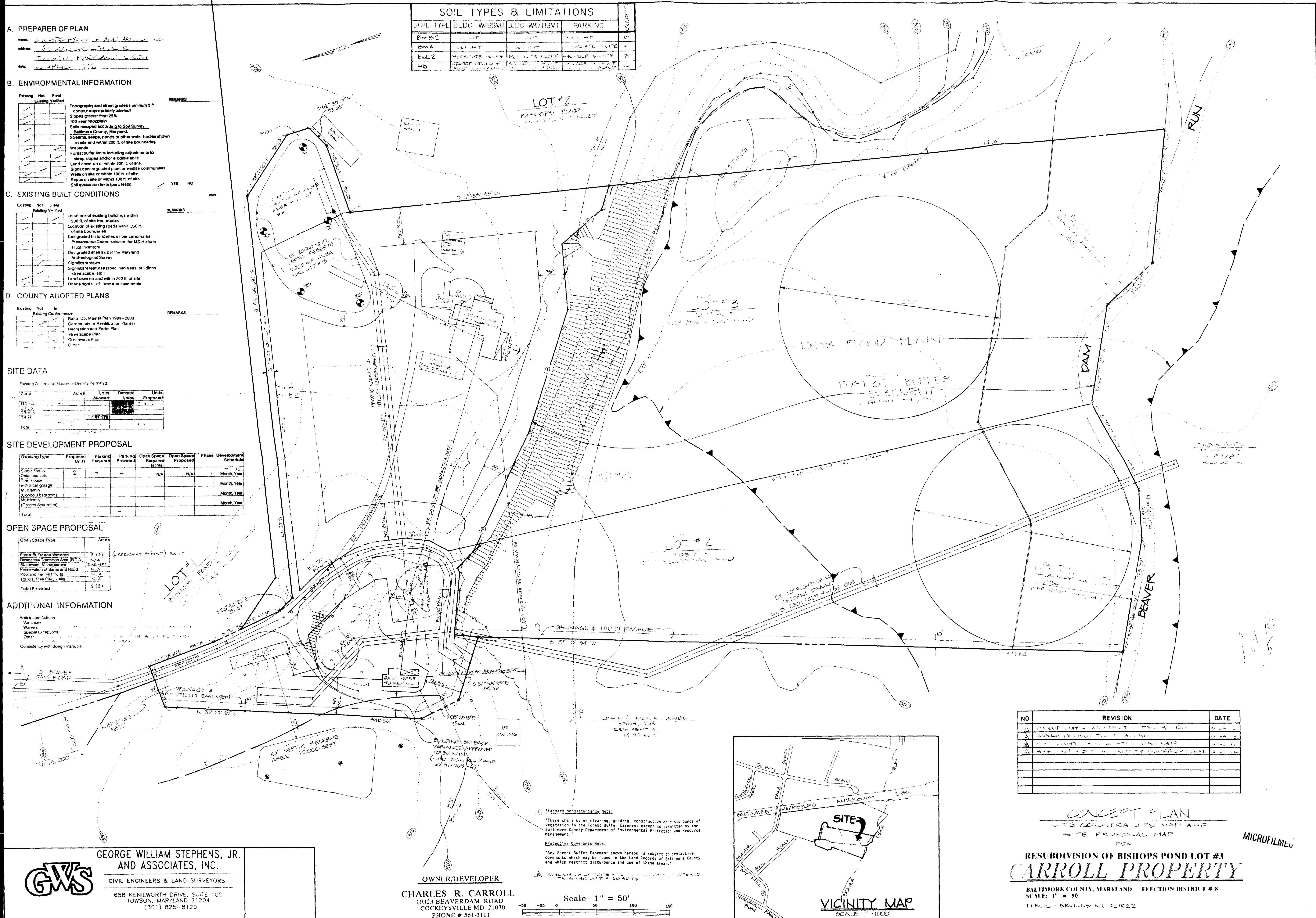
Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Phase	Development Schedule
Single Family Detached Lots	2	4		N/A	N/A	1	Month Year
Two Units with 2-car garage	1	2					Month Year
Medium Density (Garden 3 bedroom)	1	2					Month Year
Medium Density (Garden Apartment)	1	2					Month Year

Open Space Type	Acres
Forest Buffer and Wetlands	2 23 ±
Residential Transition Area (R.T.A.)	N/A
Stormwater Management	EXEMPT
Preservation of Barns and Road	N/A
Pool and Tennis Courts	N/A
Tot Lots, Free Play, etc.	N/A
Total Provided	2 23 ±

Anticipated Actions:
Variances
Waivers
Special Exceptions
Other

Consistency with Division Manuals:

SOIL TYPES & LIMITATIONS				LIMITATIONS
SOIL TYPE	BUDG. W/BSMT	BUDG. W/O BSMT	PARKING	
BmB/C	LOW COST	LOW COST	LOW COST	NO
BmA	MODERATE	MODERATE	MODERATE TO HIGH	A
BsC	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	B
HD	HIGH COST	HIGH COST	HIGH COST	C

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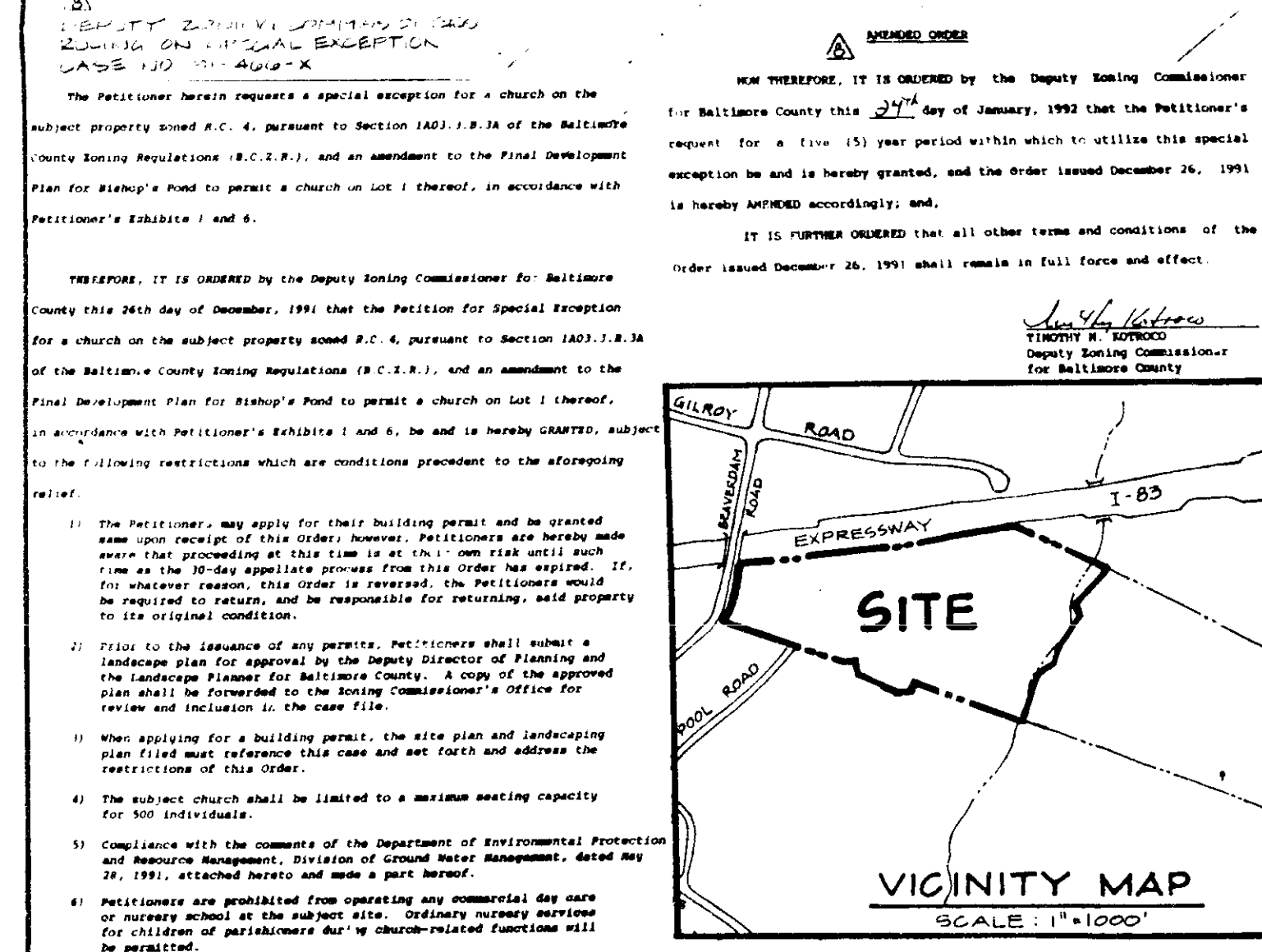
CONCEPT PLAN
SITE CONSTRAINTS MAP AND
SITE PROPOSAL MAP
FOR
RESUBDIVISION OF BISHOPS POND LOT #3
CARROLL PROPERTY

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 8
SCALE: 1" = 50'
PUBLIC SERVICES NO. 7-152Z

MICROFILME

FILED

SOIL TYPES & LIMITATIONS			
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Not Springs Elementary School District
School Capacity
19 Enrollment

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ACCESSORY STRUCTURE NOTE

1. Envelopes shown herein are for the location of all principal buildings and/or accessory structures. Features and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 402 of the Baltimore County Zoning Regulations. [Subject to covenants and applicable building permits.]

2. Accessory structures, fences and projections into yard cannot be located in Flood plain areas or hydroic soils.

ZONING COMMISSIONER'S NOTE

This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with the intent of said laws, design for built controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density up to 400 sq ft per lot will not be further sited, subdivided or otherwise used for additional dwellings or other purposes than that indicated directly on said plan. No alterations will have occurred within a five year period and transferred for the purpose of occupancy.

SIG PLAN NOTE

This development plan conforms with the SIG plan and all SIG Comments.

92-442-SPH

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning Date

Zoning Commissioner Date

IN RE: PETITION FOR SPECIAL HEARING
S/S Beaver Dam Road, 120 ft. W
of c/1 of I-83, Bishops Pond
Lot No. 3 - 13023 Beaver Dam Rd.
8th Election District
3rd Councilmanic District
Charles R. Carroll
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-442-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as Bishops Pond Lot No. 3, 13023 Beaver Dam Road in the Cockeysville section of Baltimore County. By his Petition the property owner seeks approval of a second amendment to the Bishops Pond Final Development Plan, incorporating the re-subdivision of Lot No. 3 into two (2) lots, pursuant to the provisions of Section 1801.3.A.7.b. of the Baltimore County Zoning Regulations (B.C.Z.R.). The relief requested is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

The Petitioner/property owner, Charles R. Carroll, appeared, testified and was represented by Deborah C. Dopkin, Esquire. Also appearing the at the hearing was Bernt C. Petersen of G.W. Stephens, Jr. and Associates, Inc., who prepared the site plan. There were no Protestants present.

Testimony and evidence presented is that the subject property is part of a larger tract adjacent to Beaver Dam Road. This tract enjoys a lengthy development history but was most recently subdivided as part of the creation of Bishops Pond Subdivision. As a result of that subdivision, three (3) lots were created. The subject property is now known as

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Lot No. 3 on the final development plan of this subdivision. The Petitioner proposes to further subdivide Lot No. 3 so as to create two (2) new lots to be hereinafter known as Lots Nos. 3 and 4. Lot No. 3 will be 11.17 acres in area and Lot No. 4, 6.83 acres.

The Petitioner testified that he resides on the subject site. He described the current lot as being 17 acres in area and supporting an estate home, tenant house and other out buildings. By the subdivision, the Petitioner proposes to create a new lot on which the tenant home will be located. This home is presently rented and the Petitioner proposes selling the newly created lot and tenant home if the Petition for Special Hearing is granted. Further, the Petitioner represented that no further subdivision would occur. Additionally, there will be no new construction, only the installation of the new well to serve the tenant home.

Mr. Bernt Petersen testified and corroborated the Petitioner's testimony. He also noted that the proposal had received a waiver from that portion of the development process requiring a development plan and the Hearing Officer's hearing. A community input meeting has been held and the minutes thereto were submitted into evidence. Mr. Petersen also corroborated Mr. Carroll's testimony that the granting of the Petition would not adversely affect the surrounding locale, pursuant to the provisions of Section 502.1 of the B.C.Z.R.

After consideration of all of the evidence and testimony presented, I am persuaded that the Petition for Special Hearing should be granted. All of the concerns set forth in the Zoning Advisory Committee (ZAC) comments have been satisfied. Further, the minutes of the community input meeting and the testimony of the witnesses convinces me that there will be no detrimental effect to the surrounding locale. The resi-

- 2 -

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dential/agricultural character of the property and surrounding community will be maintained in that there will be no construction. For these reasons, I am persuaded that the Petition should be granted and will so order.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of July, 1992, that the Petition for Special Hearing seeking approval of a second amendment to the Bishops Pond Final Development Plan, incorporating the re-subdivision of Lot No. 3 into two (2) lots, pursuant to the provisions of Section 1801.3.A.7.b. of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

- 3 -

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Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Deborah C. Dopkin,
Attorney at Law
502 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 91-442-SPH
Charles R. Carroll, Petitioner

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att:
cc: Mr. Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, Md. 21030

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-442-SPH

District: 8th Date of Posting: June 2, 1992
Posted for: Special Hearing
Petitioner: Charles R. Carroll
Location of property: S/S Beaver Dam Road, 120 ft. W. of c/1 of I-83
13023 Beaver Dam Road, Bishops Pond, Lot # 3
Location of signs: South side of Beaver Dam Road, in front of
subject property
Remarks: S. J. Kratoch Date of return: June 5, 1992
Posted by: S. J. Kratoch
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 18, 1992

THE JEFFERSONIAN,

S. Zabo
Publisher

MICROFILMED



Petition for Special Hearing
92-442-SPH
to the Zoning Commissioner of Baltimore County

for the property located at Bishops Pond Lot #3, 13023 Beaver Dam Road
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a second amendment to the Bishops Pond Final Development Plan incorporating the resubdivision of Lot 3 into 2 lots in accordance with B.C.Z.R. Section 1801.3A.7.b.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lender:

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip

Charles R. Carroll

(Type or Print Name)

Charles R. Carroll

(Type or Print Name)

13023 Beaver Dam Road 561-3111

Cockeysville, Maryland 21030

Charles R. Carroll

13023 Beaver Dam Road 561-3111

Cockeysville, Maryland 21030

OFFICIAL ONLY

14-2 hr 3

ESTIMATED LENGTH OF HEARING

14-2 hr 3

ALL

5-13-92

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6438, TOWSON, MARYLAND 21204

May 7, 1992

RE: Bishops Pond

Description to Accompany
A Zoning Petition.

Beginning at a point located at the intersection of the south right-of-way line of Beaver Dam Road with west right-of-way line of I-83 said point lying southwesterly 120 feet from the centerline intersection of the heretofore mentioned roadways, thence running in a clockwise direction:

- 1) South 08° 45' 10" East 40.00 feet
- 2) South 11° 36' 55" East 100.13 feet
- 3) South 08° 45' 10" East 400.00 feet
- 4) South 07° 19' 15" East 200.06 feet
- 5) South 11° 36' 55" East 100.13 feet
- 6) South 08° 45' 10" East 200.00 feet
- 7) South 04° 59' 35" East 350.76 feet
- 8) South 07° 59' 20" East 150.01 feet
- 9) South 21° 09' 37" East 102.39 feet
- 10) South 08° 45' 10" East 300.00 feet
- 11) South 10° 34' 59" East 66.09 feet
- 12) South 24° 59' 11" West 732.56 feet
- 13) North 48° 12' 30" West 332.25 feet
- 14) North 88° 26' 21" West 48.27 feet
- 15) South 84° 35' 34" West 159.93 feet
- 16) North 50° 11' 05" West 186.13 feet
- 17) North 66° 26' 42" West 181.05 feet
- 18) North 24° 21' 20" West 84.07 feet
- 19) North 62° 23' 29" West 134.51 feet
- 20) South 79° 17' 36" West 133.32 feet
- 21) North 76° 41' 11" West 66.77 feet
- 22) North 62° 46' 56" West 153.79 feet
- 23) North 19° 10' 34" East 877.84 feet
- 24) North 54° 58' 29" West 88.76 feet
- 25) North 08° 28' 12" West 55.64 feet

MICROFILMED

Description to Accompany
A Zoning Petition.

May 7, 1992
Page -2-
RE: Bishops Pond

- 26) North 27° 53' 47" East 348.36 feet
 - 27) North 87° 21' 14" East 38.22 feet
 - 28) North 02° 38' 46" West 50.00 feet
 - 29) North 20° 27' 40" East 912.05 feet
 - 30) North 18° 02' 40" East 87.37 feet
 - 31) A curve having a radius of 625.00 feet, a length of 23.62 feet and a chord of South 58° 25' 48" East 23.62 feet
 - 32) South 56° 09' 55" East 43.18 feet
 - 33) South 61° 27' 17" East 108.56 feet
 - 34) South 75° 33' 50" East 53.59 feet
 - 35) South 68° 18' 22" East 204.34 feet
 - 36) South 74° 26' 39" East 50.16 feet
 - 37) South 79° 01' 05" East 20.00 feet and
 - 38) South 80° 15' 52" East 83.99 feet to the place of beginning.
- Containing 63.7 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCE OR AGREEMENTS.



MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

Steve Olson
Publisher

\$44.73

BALTIMORE COUNTY, MARYLAND 123565

OFFICE OF PUBLIC - REVENUE DIVISION

RECEIPT FOR PAYMENT OF TAXES

6/4/92 R-001 6150

24

240 - Copies

04AD480102MCHRC \$24.00

BA-0009-004ND-01-92

VALUATION OF REAL ESTATE OF BALTIMORE COUNTY

DATE: 5/13/92

5/13/92

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Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6190
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/13/92

5/13/92 H9200476

PUBLIC HEARING FEES	QTY	PRICE
040 - SPECIAL HEARING (OTHER)	1 X	\$250.00
TOTAL:		\$250.00

LAST NAME OF OWNER: CARROLL

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6190
Number

7/23/92 M9300008

PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING 1 X		\$79.73
TOTAL:		\$79.73

LAST NAME OF OWNER: CARROLL

04AD480107MCHRC \$79.73
BA-0010-004ND-24-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/8/92

Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, Maryland 21030

RE:
CASE NUMBER: 92-442-SPH
S/S Beaver Dam Road, 120' W of c/l I-83
13023 Beaver Dam Road - Bishop's Pond, Lot 83
8th Election District - 3rd Councilmanic
Petitioner(s): Charles R. Carroll

Dear Petitioner(s):

Please be advised that \$79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE POSTING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE VOID. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl Jablon

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-442-SPH
S/S Beaver Dam Road, 120' W of c/l I-83
13023 Beaver Dam Road - Bishop's Pond, Lot 83
8th Election District - 3rd Councilmanic
Petitioner(s): Charles R. Carroll
HEARING: THURSDAY, JUNE 25, 1992 at 11:00 a.m.

Special Hearing to approve a second amendment to the Bishop's Pond Final Development Plan incorporating the redivision of Lot 3 into 2 lots.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Charles R. Carroll

cc: Deborah Dopkin - mailed 5/29/92

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 10, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-442-SPH
LEGAL OWNER: S/S Beaver Dam Road, 120' W of c/l I-83
LOCATION: 13023 Beaver Dam Road

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

WEDNESDAY, JULY 22, 1992 at 2:00 p.m.

IN THE BALTIMORE COUNTY ROOM 118, OLD COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON, MARYLAND 21204.

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Charles R. Carroll
Deborah C. Dopkin, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 15, 1992

(410) 887-3353

Mr. Charles R. Carroll
13023 Beaver Dam Road
Cockeysville, MD 21030

RE: Item No. 476, Case No. 92-442-SPH
Petitioner: Charles R. Carroll
Petition for Special Hearing

Dear Mr. Carroll:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petition filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 13th day of May, 1992

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles R. Carroll

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management

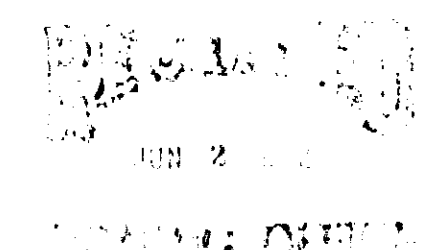
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 476

The Developers Engineering Division has reviewed the subject zoning item and we feel that this resub-division constitutes a material amendment to an approved County Review Group Plan and should, therefore, be processed as such, with comments rendered in that process.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s



MICROFILMED